

**CITY OF CERES
PLANNING COMMISSION
MINUTES
March 6, 2017**

MEETING CALLED TO ORDER: 6:05 p.m.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Del Nero.

ROLL CALL:

PRESENT: Commissioners: Condit, Kachel, Molina, Smith, Chairperson Del Nero

ABSENT: None

ALSO PRESENT: Director of Community Development Tom Westbrook, City Manager Toby Wells, Associate Planner James Michaels, City Attorney Nubia Goldstein, Planning Consultant Marjorie Blom, Administrative Secretary/Deputy City Clerk Ann Montgomery

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS

- Leonard Shepherd, 2841 Fowler Road, Space 71, Ceres, CA

Mr. Shepherd reminded the Planning Commission that decisions made today can affect people for years to come. He would like to see Ceres develop in a sane and common sense way. He would like to make people think about what happens when a group of people make a decision; how wide spread it is. Think about these things when you make decisions because you're making decisions that will affect generations to come. Think about what we're going to do as citizens down the road, if a bad decision is made by this body or the City Council.

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of March 6, 2017 was posted on February 24, 2017.

ACTION: It was moved by Commissioner Smith; seconded by Commissioner Kachel to approve the Consent Calendar. Motion passed by the following vote:

AYES: Commissioners Condit, Kachel, Molina, Smith, Chairperson
Del Nero

NOES: None

ABSENT: None

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARING

2. Consideration of a Preferred Land Use Alternative for the General Plan Update.

Director of Community Development, Tom Westbrook remarked that this evening marks a milestone opportunity for the General Plan Update, moving forward. In November 2016, there was a Joint Meeting of the Planning Commission and City Council to discuss some potential alternatives. There was a direction to move forward with the alternatives. They've been studied in more detail, and tonight we're here for the Planning Commission's consideration. The goal of the Planning Commission this evening is to make a recommendation on one of the three alternatives or a hybrid of them. Then that recommendation will be forwarded onto the City Council for their consideration. That meeting is anticipated to be March 27th at 6:00 p.m.

Mr. Westbrook introduced Sophie Martin from Dyett & Bhatia, Urban and Regional Planners. She will be going through a General Plan Update slide presentation, which includes a summary of what these alternatives show.

Ms. Martin presented a power point presentation, providing a summary of the land use alternatives, a summary of the analysis that was done on each of these alternatives as well as a summary of the public comment that we have received on the alternatives to date.

Planning Commission Discussion

Mr. Westbrook commented that staff received two letters after the packet was distributed, but ahead of the meeting. Both of them were on the dais this evening as well as e-mailed to the Planning Commission. One letter was from Ray Dias and other from Stella Coakley. Both of them, in summary were in opposition to Alternative 3; they didn't like the industrialization along Faith Home Road. In addition to that, he has had some conversations; one meeting with several property owners that live out in the Faith Home Road area. They too were very

opposed to the Alternative 3 approach and were more agreeable to leaving it to the current General Plan land use designation in that area, which has a lot of very low-density residential.

Mr. Westbrook also pointed out that on the podium tonight is a timer with red, yellow and green lights. The Planning Commission's By-laws allow for individuals to speak for 5 minutes on an item. Those same By-laws do allow for the Planning Commission to shorten that time to 3-minutes, if they so desire, but would need to make that call prior to the opening of the Public Hearing. If the Planning Commission would like to keep it at 5 minutes, then no action is necessary.

The Commission agreed to keep the time for public comments at 5 minutes.

Mr. Westbrook asked the Commission if at this time, there were any questions for either him or Ms. Martin before opening the Public Hearing.

Commissioner Condit remarked that he had a few questions, but wanted to thank City Staff and the Consultants for the great job, putting together this packet. It was a great read. He sent Mr. Westbrook a list of questions earlier this morning, which he promptly answered. Commissioner Condit shared those questions for public comment here:

Q: Tom, what will the police and fire service population ratios be under these proposals?

A: We took the existing service population and extrapolated that out. Currently we have .88 officers per 1,000 of service population need and the Fire Department side is .79 per that same 1,000 service population ratio. So, if we developed on a round number; if the City added 20,000 residents, it would be 17.6 new Police Officers and 15.8 new Fire Fighters.

Q: And that would maintain us at our current service levels?

A: Yes, that would maintain at the current service levels.

Q: In this, we included the 6 Fire Fighters on the SAFER Grant?

A: The service population numbers do include those 6 Fire Fighter positions.

Q: Our Surface Water Project; could we go into that in a little more detail?

A: What Commissioner Condit is referring to is, the City has been working for a number of years with TID (Turlock Irrigation District) and the City of Turlock, to acquire a site along the Tuolumne River to provide surface water. The reason that has been done is that the State and the Department of Public Health changes the constituent standards in well water on a yearly basis. So, wells that the City of Ceres and all cities in the state of California that may have been in production for 20, 25, 30 years may pop a constituent. What the Surface Water Project will do is take that purified water and introduce it into our system so that we don't need to keep operating wells that don't meet state standards.

Q: And the cost of this was estimated in the proposal?

- A: He believes that it was; yes.
- A: City Manager, Toby Wells remarked, that is correct; all of the proposals in the existing General Plan have the estimated costs as we know them today incorporated into the overall consideration for the Service Water Project. That development of that project hasn't defined exactly what the total costs are yet. That is expected in the next couple months.
- Q: What would the resident to job ratio be under either of these proposals? Currently we sit at 5:1; is there an improvement?
- A: Actually, there is a dramatic improvement. It's one of the things that we heard the policymakers and the appointed make. And so, then you see that reflected in some of those job numbers that were included. What he's done is taken the total number of jobs that we have in addition to the relationship over the existing population and added those numbers together. So, on Alternative 1 and 2, they're about the same – 1.84 residents per 1 job, and 1.82 per one job on Alternative 3 because it has an increase in jobs, not population, but rather the job ratio; that's even higher at 1.54:1. So, that's a dramatic drop over the life of the General Plan that would really reduce that number of a 5:1 to something that's closer to 2.
- Q: What is the City of Ceres Resident per Household Ratio?
- A: According to the California Department of Finance, it's 3.6 persons per household.
- Q: To estimate our General Plan buildout population, was 3.3 or 3.6 used to calculate that?
- A: We used the 3.3 number because of the vacancy that we see within the City. So, the 3.3 number was used to forecast population through all three alternatives.
- Q: Now, the regional housing need allocation currently is 2,571. How much, if the City built out the General Plan completely, how many units are we over that allocation?
- A: That's a really difficult number to quantify, and he'll put this caveat in. The Regional Housing Needs Assessment (RHNA) is a number that is provided by the State of California in which communities throughout the State have to provide a number of housing units that fit a certain income limit. Because we have annexed property, specifically the West Landing Specific Plan, we've met the RHNA number. There's no need for additional land at this point in time in this Housing Cycle, to be added to achieve that number. Even though that number is 2,571, the City has to, as he's mentioned, allocate for that, but we don't actually have to build those units.
- Q: What are the City's opportunity sites or target areas in this General Plan?
- A: There are a number of them and those are really the things that are within the existing City limits. Areas that are outside, mainly what we're talking about, the alternatives, is all outside of the existing City limits. You do have some properties that are scattered throughout the City that have some development potential; either they're vacant commercial or industrial

- properties that may have been like that for a decade or more. There are very limited larger sites that could be split for any type of residential development. But primarily the opportunities for the City in the coming years will be in the West Landing Specific Plan area. That's where it's recently annexed, but largely undeveloped at this time.
- Q: He'd like to talk about Sewer. On page 156, it states the City does not have sufficient disposal capacity to treat all of its wastewater. And that's why we send to Modesto and Turlock?
- A: The reason that's being done is a lot of the north part of the City has been sent to Modesto for a number of years. The Regional Water Quality Control Board doesn't want cities to expand their treatment plant in the manner that we have it, which is kind of the percolation pond. So, they're encouraging regionalization of the wastewater plants. That's why you see that the City of Ceres does treat a significant amount of its wastewater at the treatment plant, but there are some properties that are sent to Modesto and some to Turlock.
- Q: On Table 3, page 174, the average day, maximum day, peak hour water use, they all double in all three buildouts of the General Plan from their current uses.
- A: Mr. Wells inquired if he was looking at the top line; the annual demand? Yes. That is correct.
- Q: He wanted to make sure he was reading that correctly.
- A: Mr. Wells further explained; recognize the existing conditions reflect the drought that we've been in. Those annual demands are probably artificially low, relative to what we've seen conservation wise. For planning on water systems, you build in factors of safety based on traditional metrics of water use. Obviously we're in California and water use is a very *dynamic thing*, shall we say? We've been in a drought for a long time and the experts said we wouldn't get out of a drought for years. And, here we are, dumping a full reservoir of Don Pedro in less than a month basically we'll probably dump another one out to the river.
- Q: So, those numbers could fluctuate either higher or lower, even with a full General Plan buildout?
- A: Mr. Wells explained they're estimates. It's a consistent estimate as you're looking across the spectrum, knowing what we know today; looking forward, using traditional metrics of what our demands may be at full build out of the General Plan.

Commissioner Smith stated that she has no questions for staff at this time, but she agreed with Commissioner Condit that she found the information to be very thorough and comprehensive, and very helpful. She appreciates staff's time in answering the questions that she had too, in advance of the meeting.

The Public Hearing was opened at 6:58 p.m.

Chairperson Del Nero reminded the public to please provide their name and address for the record and to adhere to the 5-minute rule.

- Lourdes Perez – Ceres Family Partnership Family Resource Center and also Ceres resident

Ms. Perez remarked that having attended both the Spanish and English Workshops, the table discussion involved having a hybrid between Alternatives 2 and 3, with a combination of higher commercial uses as well as Industrial, but considering Lighter Industrial as well as having a greater impact were job generation and fiscal advantages. Some of the concerns that were mentioned were regarding general industrial use near residences as well as schools and having a safety guard for pedestrians.

- Dirk Wyatt – 3831 Hatch Road, Ceres, CA

Mr. Wyatt stated that he is a property owner that Option 3 is on, noting that it's General Industrial. He opposes it at this point in time. It is zoned for low-density residential. Commercial may be another option to go about in the future. That piece of property is located next to the nice soccer fields over there. If you look at the General Industrial zone, he doesn't really think that would be an actual great zone to be right next to a park. If he can ask, what would be some of the businesses that General Industrial would be?

Mr. Westbrook replied, warehousing/distribution would fit the General Industrial and your property currently has a General Plan designation of very low-density residential.

Mr. Wyatt remarked, that being said, that low-density residential, it could be in the future, nice homes, the next step up in Ceres so that people don't have to actually have to move out of Ceres, to go either live in the country, or go to Modesto or Turlock. That's one thing, or another flip side of it, it is one of the largest parcels in our area that we could possibly have maybe a Target shopping center that would create jobs and have shopping so most of us don't have to drive to Turlock, which what's that term, VMT for the miles; that would cut down on miles, that we could bring it here in Ceres, with the tax dollars and revenue. He is opposed to Option 3.

- Renee Ledbetter – 2217 Don Pedro Road, Ceres, CA

Mrs. Ledbetter would like to suggest Option 2, as having the most positive economic impact for the City. It offers the least number of housing units, and the second highest percentage of non-residential development, which would help alleviate the whole bedroom community dilemma that we're facing right now. It also offers an incredible increase in commercial and industrial square footage so that we can boost our economic development opportunities.

Mrs. Ledbetter knows that Ms. Martin mentioned that with Industrial comes higher water usage, of course with food processing and things like that; however, not so much with maybe manufacturing and warehousing. So that number of water usage could change depending on the types of industrial use we look for, to bring to our City.

Option 2 brings in a fewer number of new residents, but it brings in more jobs. To her, that obviously stands out. The fiscal impacts show a better rate of return on investment for our community. The Chamber looks for economic development and business retention.

Mrs. Ledbetter, at this point is not completely sold on Option 3. She thinks maybe 20 years down the road, maybe it's an option for us. She knows that it probably won't happen in her lifetime, but she thinks at this point, she's leaning towards the Option 2.

- Ken Groves – Ceres resident

Mr. Groves commented that he would prefer Options 1 or 2 or a hybrid of the two. The City should be very cognizant of the employment opportunities and relationship to jobs for people that live here now.

- Araceli Perez, Ceres resident

Ms. Perez stated she is in favor of Alternative 2. She'd like to suggest we need more activities like a movie theater, or bowling because we have to spend our money here, not in other cities like Modesto or Turlock.

- Patricia Melugin Cousins – 3865 Roeding Road, Ceres, CA

Mrs. Cousins remarked she resides at the second parcel from the intersection at Roeding and Faith Home. She also is a tenant in common with her sisters of 3841 and 3831 Roeding Road. Those addresses all apply to our land. She has attended the various City workshops and other special meetings. She noted the letters her sister Stella Coakley wrote and Ray Dias wrote. She also wrote a letter and it was not mentioned, for whatever reason. It was sent to Mr. Westbrook.

In her opposition, she focusses on the group of them that came to the meeting. She was interested to hear their group characterized as a "small group" in opposition. She thinks they are a large group in opposition and many of us are here tonight. She speaks on behalf of herself and her sisters, already referenced and say that our many many years and more than 500 years of residency are represented in the families that are here: the Dias family, the Scheuber/Geer family, the Gomes family, the Raubes and the Caulkins family. Norman's great grandfather and her grandfather came in 1903. We have many years and we are

many people in opposition. As she calls themselves, "The Smyrna Park Group;" we're all farmers. We've lived there on the land; we want to keep living there on the land. We have no representation because we're just "outliers;" we're out there. No one represents us, we have no voice, and she asks that the Planning Commission listen to our voices, if you care about what your constituents, real or potential feel. Thank you.

Commissioner Smith asked Mrs. Cousins for clarification that she is opposed to Alternative 3. Mrs. Cousins confirmed.

- Michael Thompson – 1197 Alondra Drive, Ceres, CA

Mr. Thompson expressed his concern with the residential on all three proposals having the same amount of residential homes, and that was around 6,500 new homes. He noted Central Valley and Ceres High Schools are overcrowded. The classrooms are full and there are not enough staff members to keep the schools running. The City needs either less homes or more high schools. He believes there should be a fourth proposal, to either limit the amount of residential neighborhoods or propose a new high school. He commented he opposes Alternative 3.

- Ray Dias – Ceres resident

Mr. Dias note he previously provided written comments to Mr. Westbrook; he's mentioned that. He invites the Planning Commission to read his letter. He just wants to make two points: He is more of an independent Alternative 2 and he does oppose Alternative 3, as you'll see in his comment there. He believes Alternative 3 is completely contrary to the objective of making a connection to the Ag heritage by making a hard wall on that proposed Industrial Reserve section on Faith Home Road.

Secondly; he believes that the regional commercial idea has some merit. But, he believes before the Commission makes a decision on this, it might be worthwhile to understand in a little bit more detail, what that really means. His point that he's spoken with to Mr. Wells before, as well as Mr. Westbrook, is that we see a revolutionary change coming in a lot of technology and what's happening out there, with the driverless vehicles like he's mentioned in his written comments.

He asked the Planning Commission to consider, what does Ceres want to be known as, and what can this new regional commercial be structured at, to really be a draw. Perhaps the consultants can provide that in more detail to this Commission before they make a final decision.

- Alyssa Long – 4637 E. Whitmore Avenue, Ceres, CA

Ms. Long commented that she felt there would be an opportunity to present another plan before the Planning Commission makes a vote or recommendation.

She is strongly against Alternative 3. She stated her concern for preservation of Ag land, yet industrial is proposed and it doesn't make sense. She offers a better transition would be low-density housing, such as ranchettes. She also noted concern regarding wastewater and the ratio of police officers and fire fighters to citizens.

- Mary Jane Scheuber – Faith Home Road, Ceres, CA

Ms. Scheuber remarked that she likes Alternative 2. She noted the location of industrial land should be near transportation corridors, such as highway 99 and/or the rail lines. She expressed her concern regarding many local and chain stores that have left over the years. She also suggested that we need the expansion of larger homes, of good socio-economic growth. The socio-economic growth of the people that come for our jobs, and finer homes, larger homes, gives a good balance, creates higher character of retail stores.

- Jeannie Knox - 4455 Roeding Road, Ceres, CA

Ms. Knox thanked the Commission for giving us a chance to share our views with them. She lives just east of Faith Home, her family farms and the Ceres General Plan will impact her home. She complemented the City regarding the new Whitmore Overpass with its new drought tolerant plants.

Regarding the three Alternatives, Ms. Knox stated that she's drawn to 1 and 2 or a combination thereof. She is abhorrent to Plan 3. It ruins the eastern edge of Ceres, and the transition between Ceres, actively producing farmland, and the community of Hughson.

- Leonard Shepherd, 2841 Fowler Road, Space 71, Ceres, CA

Mr. Shepherd stated he moved to Ceres in 1993. He was attracted to Ceres because it was a small town. It had a feeling. However, as Ceres grew, he saw peach orchards and things go away on Boothe Road. He wanted to know what is wrong with curtailing growth for people for a while, while you concentrate on growing jobs.

He suggested; let's have a little bit more time. Let's give it a little more thought. He does think that we need to stop making a headlong rush. We're trying to plan for 2035, and we don't even know if we're going to be here in 2035. We need to plan for not 10 years from now, but let's see what we're doing now that we can do in the short term to try to bring a halt to all this madness of just grow, grow, grow. We're not a garden. We're a city of people. Think about that. We're a city of people. Stop, think, have another meeting or two, and pay attention to the future by not rushing towards it.

- Duane Thompson – 1197 Alondra Drive, Ceres, CA

Mr. Thompson commented that he disagrees with all three plans. He'll agree with Ms. Long about the thought there would be an additional, fourth plan. He wondered how the Planning Commission can make a decision without our input. He noted concerns with regards to schools, garbage, water and sewer. He's glad to hear that issues were expressed tonight, through the consultant.

One of the reasons he's opposed to all 3, is the residents. Every one of those proposals averages about 6500 houses. That's about 22,000 people. He stated he'd like to see a little commercial growth; it would be good for job development; keep the jobs from going out; there's no jobs here. As far as industry goes, you've got vacant land. They get that developed and you're fine. You've got plenty of industry over there. He doesn't think we need to add any more industry than what we've already got.

Commissioner Smith remarked that she had a question for Mr. Thompson: First of all, she doesn't know if he had a chance to see the staff report and the information that was provided. But, the Planning Commission did receive a document that contained information about each of the workshops as well as copies of information that was submitted. (That's just for his information; that's not her question.)

Commissioner Smith stated that both Mr. Thompson and Ms. Long mentioned that you were told there'd be another option presented. She is interested in hearing from him what he'd like to see included in that other option.

Mr. Thompson replied that every idea that he gave the Commission should be in that document that you have right there, based on what Commissioner Smith just said.

Commissioner Smith stated the options that we're looking at, identify options for commercial, industrial as well as residential. She asked if he had something specific that he could share with the Planning Commission about the preference for the location of those, within these existing or the current General Plan.

Mr. Thompson explained that he personally, with his limited information, likes the commercial there off of Mitchell, by the 99; keeping in mind, you already have plenty of empty businesses or buildings already though. Why build more when you have plenty empty already? So, that does need to be taken into account. And he would like to see zero residents. And, it was mentioned by the consultant in that meeting that you can't stop the growth of the City; that you can guide and direct it. That is not true. The Council and the Commission have the ability to determine whether there are new homes built or not. That is a decision that is made.

Commissioner Smith thanked Mr. Thompson and explained that she was just interested since he and Ms. Long had both mentioned that you were interested in

seeing a fourth option and she was curious if they had some specifics of how that fourth option might look.

- Gil Bostwick – Petralakis Law and Advocacy, representing Mr. Sanghera, owner of Try Us Transportation in Ceres.

Mr. Bostwick stated that Try Us Transportation, which has been located in Ceres for approximately 34 years, is asking for a specific modification to your land use diagram. Mr. Sanghera owns an existing business, Try Us Transportation which is located within the City's Sphere of Influence at 3818 Moffett Road. Mr. Sanghera has found a site located on the southeast corner of Roeding Road and McGee Avenue, which is also within the City's Sphere of Influence. This site would allow Mr. Sanghera to have more room for his business. The parcels are currently designated "low-density residential" in your current General Plan and the same designation in all three of your preferred alternatives. We request that his specific parcels be modified to "light-industrial." Now, at this location on Roeding Road and McGee Avenue, right across the street is an area that's designated "light-industrial."

Commissioner Smith asked for clarification regarding Roeding and McGee. Isn't and there already some "light-industrial," across the street? This is in an area that's currently designated residential?

Mr. Bostwick confirmed, "low-density residential." He further explained, across the street on McGee, it's designated "service-commercial."

Mr. Bostwick remarked that they can provide an exhibit that shows those parcels, if the Planning Commission would like to consider those specifically in any recommendations you have this evening.

Commissioner Smith asked if Mr. Bostwick could tell us the name of the company once again.

Mr. Bostwick replied, Try Us Transportation, and they transport produce, so they're agriculturally based.

Mr. Wells explained the location of their existing business; (pointing it out on the map for the audience to see), just north of Service Road, off of Moffett Road, just next to the freeway. He also pointed out the location he's referring to now, explaining that he's requesting a General Plan Amendment to change that from "low-density residential" to "industrial."

Commissioner Smith inquired how large is the parcel?

Mr. Bostwick explained that there's actually two parcels there and they're each 3.8 acres.

Commissioner Condit asked what school that is next to.

Mr. Westbrook explained it was developed as Berryhill Elementary, and he believes now it's Whitmore Charter.

- Tom Anderson – 4112 Moffett Road, Ceres, CA

Mr. Anderson expressed concerns with regards to traffic impacts related to Mitchell Road, the Mitchell Road bridge, the airport, and the Beard Tract, and its connecting to highway 99 is a serious issue that needs to be overcome. And, finding an alternate route to the Beard Tract to the 99 highway is one of premier importance. He also noted Service Road, as it impacts Moffett Road, over to Crows Landing Road, which has become heavily impacted by the increase in car traffic, truck traffic, and particularly with the use of the overpass over 99 on Service Road.

- Gabriela Soltero - 2743 E. Redwood Road, Ceres, CA

Ms. Soltero stated that her property is actually one of the properties that is in all three of the plans. She inquired as to what the service-commercial designation would be located on her property.

Mr. Westbrook explained that “service-commercial” is something that is service by the automotive industry. It could be a repair facility; it could be oil-change facility; it may have some sales component, whether it be boat sales, RV sales, car sales.

Ms. Soltero then asked, how long will it take for the property around her to be developed?

Mr. Westbrook explained that's a little bit of a difficult thing to anticipate. The property is not currently in the City limits, so that would have to happen first. It is not likely that would even take place until the Service/Mitchell interchange is nearing its completion, if even then. The Service/Mitchell interchange is currently scheduled to begin construction until the year 2020. So, if he had to guess, he would say it would probably be at least ten years before that might be within the City limits and developing around you.

Mr. Westbrook remarked, for purposes of the Commission, Alternative 1 would really resolve the issue, because it's all “regional commercial” in the proximity where she lives. Mr. Wells has an exhibit and he can describe this.

Commissioner Smith stated that as Alternative 1 appears, then you're okay with Alternative 1. Alternative 2 turns it into “service-commercial,” which allows the uses that you're not supportive of.

Ms. Soltero agreed.

Mr. Wells pointed out the area that Ms. Soltero is referencing on the map.

Ms. Soltero said that area is less desirable and there's agriculture across the street from her and he's very productive. She doesn't know how concerned he is about it, but she, as a family, she raises her kids there; she would hate to see the City grow and she would hate to be stranded there.

Commissioner Smith asked Ms. Soltero if she knows that's it's currently designated as "regional-commercial?"

Ms. Soltero confirmed that she knows that, but there are residents all the way around.

Mr. Westbrook interjected that's only in Alternative 1, where it's designated as "regional-commercial." Today in the current General Plan it's designated "Business Park." So, this may be an example of the hybrid component, where if Alternative 2 was selected or considered by the Planning Commission, and making that change, at least for the properties north of Redwood Road and east of Moffett, maybe having all of "regional-commercial" designation. And, kind of the block north of Redwood Road and east of Moffett.

Mr. Wells pointed out the area on the map for the audience, explaining the difference between the Alternative 1 and Alternative 2 designations.

Commissioner Smith requested that Mr. Wells show us the map of the General Plan (not any of the Alternatives, just the General Plan). He asked that she recognize that we changed that "Business Park" designation to "regional-commercial" in Alternative 1 and "service-commercial" in Alternative 2. Commissioner Smith clarified with Ms. Soltero that she is okay with that area being designated as "regional commercial" as shown in Alternative 1.

Mr. Westbrook added that what he thinks Ms. Soltero was trying to imply is that she was hearing that Alternative 2 seemed to be popular, but the change that she wanted on Alternative 2 was that one pack of parcels east of Moffett, north of Redwood to be all "regional-commercial" and right now it's split between a little bit of regional-commercial and a little bit of service-commercial.

- David Raube – 4455 Roeding Road, Ceres, CA

Mr. Raube commented that he was totally opposed to Alternative 3. He wanted to know how TID was allowed to put up the big, expensive steel electric towers along the east side of Faith Home, south of Service.

Mr. Westbrook explained that TID is a public utility and they get to put their poles where they want to within their right-of-way. So, Faith Home potential expressway was on the books when TID did that project about 4/5 years ago; it might have been a little bit longer than that. That will just be a real-world example of things that will need to shift because those poles can't be moved.

Commissioner Condit stated that he had a quick question:

Commissioner Condit asked Ms. Soltero if she understood that the "regional-commercial" would no longer be residential housing; correct? And that you wouldn't get to live there, if it did develop out.

Ms. Soltero stated we would be a service, so she's just thinking 10 years from now, she'll still be living there. Everything will be developed. Everybody is going to be interested in more of a shop area.

Chairperson Del Nero announced at 7:58 p.m. that the Planning Commission will take a recess and reconvene at 8:10 p.m.

The meeting reconvened at 8:10 p.m.

There being no further public comments, the Public Hearing was closed at 8:10 p.m.

Mr. Westbrook apologized to Mrs. Cousins, explaining that he knows she did send him an e-mail message. He inadvertently thought it was for another project and he didn't forward that onto the Planning Commission. That was his error and he will be sure to send it to the Planning Commission in the morning and include it into the City Council packet. That was his mistake and he apologized for that.

Mr. Westbrook stated that one of the things that the Planning Commission may consider, as they start their discussion and then deliberation, based upon the public testimony tonight; you may wish to kind of do a straw poll to see if there's one of the alternatives that you really think you like and really think you don't like and maybe remove that from consideration from the start. He'll just leave that up to the Commission if they wish to do that.

Planning Commission Discussion:

Chairperson Del Nero asked the Commission, with hearing that, do you have any thoughts?

Commissioner Smith stated based on her own review of the report, her own participation in the workshop, and review of the studies, she thinks she will not be in favor of Alternative 3.

Commissioner Kachel remarked that as this is a straw poll, he would agree with what Commissioner Smith said.

Commissioner Condit commented that he would echo Commissioner Smith's concerns.

Commissioner Molina stated that we do have to take into consideration the concerns of our people, so no Option 3.

Chairperson Del Nero noted, having said that when he came in here tonight he was probably leaning more towards Option 3, but he agrees with the rest of the Commission here.

Commissioner Smith inquired, then the rest of the discussion will just be about Options 1 and 2. She just wants to ask one question about Option 3. She just would like staff to give a TV Guide summary of the Faith Home Road Expressway potential; what it is; what the funding for it is; the Measure L and what the potential timeline is; just so that the public understands. She's not in favor of Option 3, but she thinks it's important to know how that's going to play out.

Mr. Wells responded correct; thank you Commissioner Smith. He went on to explain, the Faith Home Expressway, as was mentioned earlier this evening, has been on the books for many many years in different variations. Recently it has picked up a little traction with the initiation of a study by Stanislaus County. They actually have hired a consultant to do an analysis, an environmental impact report for a potential bridge crossing over the Tuolumne River, connecting in essence, Hatch Road at the Faith Home Corridor to the Beard Industrial Tract. So that study has been initiated. City staff is participating in that process. The expectation is that study is to be completed in 2019, and the earliest construction year right now would be 2025. Now there's a million questions that aren't answered, but the idea is that it would be studied to see again what the environmental impacts may be, what the lane configurations may or may not be, how that works, what the overall traffic would change, all of those things would be studied as part of this analysis that Stanislaus County is doing currently.

Mr. Wells continued, that the funding for the first piece of the study, Stanislaus County is funding that through their public facilities fees, which is charged to all new development. In addition Measure L did allocate, he believes \$17 million, and the ultimate funding over 25 years. The estimate at that point in time for Measure L was about \$78 million. So, basically seed money for the overall project. And it is incorporated into a number of the General Plans for City of Modesto, City of Ceres, for an ultimate bridge there. What it would look like, how it would be constructed is still a number of years out. But, it is further along today than it ever has been.

Commissioner Molina asked staff, considering that we're kind of putting Option 3 on the side with the light-industrial and all that stuff, if we don't do anything with that and is there a possibility that the County or Modesto will end up using our Faith Home roadway. It almost seems like they would be using our City as their get to, you know what I mean, building a bridge to the other side of Modesto where they have all the Industrial. He wouldn't want to see them using our roads to get to their place of business, and us not having any say.

Mr. Wells inquired, so you're saying you'd like a toll road?

Commissioner Molina agreed.

Mr. Wells noted that he's heard that a number of times. In essence, that's most of our concerns about Mitchell Road, currently. There's a significant volume of traffic on Mitchell Road that is truck traffic that is not coming to a Ceres business, but instead is going through Ceres to get to the Beard Industrial Tract. That happens in both directions on Hatch Road as well. So, do they have the authority? Well, in essence, they do, under several different Planning documents. One is the Regional Expressway Plan, which is a county-wide document that does designate Faith Home as an expressway, so it is intended to be an expressway. Now, what that looks like is; what an expressway means it that it has a limited direct access to that roadway, so you're limited primarily at major road intersections. But the overall timeframe and what that would look like, whether it's a 2-lane or a 4-lane or something else of an expressway, that would be developed over time. Our ability to just flat out deny it, technically today, it's outside of our sphere-of-influence. It's on that boundary. It's obviously in our planning area, but we would be limited, but at the same time, we do have a voice. There's Planning Commission, City Council; we do sit on the StanCOG Board, so there's opportunity, if at some point there was a need for opposition or objection for what the plan was. We would have that at some point in the future.

Commissioner Molina remarked that another concern that comes up is that whatever we decide right now, until it gets to the point where it gets set in stone, and we end up having to have our Faith Home Road used as an expressway to Modesto, that we wouldn't be able to do anything to capitalize on all that traffic, as far as any type of businesses that could be along that road. Do you know what he means?

Mr. Westbrook commented that he thinks what Commissioner Molina's concern is that we wouldn't be as nimble in terms of trying to capture variation of land uses depending on what happens with the bridge. He thinks we certainly can, he thinks, as Mr. Wells mentioned in his remarks, the soonest that this thing could be constructed if everything goes well, would be 2025, which is 8 years away. Assuming that the General Plan is updated and adopted with the next 12-18 months, then we would be 7 or 8 years into our General Plan process. He's not

concerned from a staff prospective, that if there was a bridge coming across the river and Faith Home Road was going to be developed as a facility that the City wouldn't be able to participate in the process, and engage in some discussion for possible change and land use.

Commissioner Molina commented that he just doesn't want us to think that 10 years, 20 years from now, is very far away because it's already March. Time flies. We look back in time and it seems like 20 years was yesterday. As we look into the future, we may say it's going to take another 10 years, but in reality, 10 years is right around the corner. And, he's heard from other projects that 1997 Planning Commission made certain decisions that, to us now, we're dealing with it. Even though it seems like such a long time ago, but we're sitting in front of items that will impact, what seems to be a long time, will come very soon. That was his concern; we take into consideration that time is passing by really fast.

Commissioner Kachel stated that he thinks in his mind, that's just what we're doing; what we've done. It was earlier, someone mentioned about opportunities. He thinks what we did, was we took advantage of the opportunity to look at that long-term plan and say, alright we're going to have a change perhaps in that corridor or the way it operates. What should we do about it as a City? We've heard a lot of input tonight about not feeling that was appropriate for industrial use. We had one lady talk about high-end residential. He assumes a ranchette type of situation, which is what the current General Plan calls for. For him, he went exactly through the same mental process as he did, and was very interested in the input we had tonight. He thinks it kind of confirmed what the thinking is, that maybe it's not appropriate at this time to designate it. But, it doesn't mean that the City can't go back and if they felt an entire change is advantageous, then perhaps maybe we can rethink that. But for now, he's comfortable that we've analyzed it, we've heard input, and eliminated one of the main alternatives that we did consider and we're saying maybe this isn't necessary. It's still in the plan area and it's still designated as it is now, which is for residential usage. And an expressway can be just that, a way to get from A to B. Like Kiernan Avenue, north of Modesto, which is State Highway 219. There's development that's been out there, but the expressway itself, isn't like we've created opportunities north of Modesto, out in the County. It's just a point, a way to get to another place. In this case, it would be to get out to the industrial areas, but you're actually in the County, east of Modesto. He thinks we've gone through a pretty elaborate process to take a look at the opportunity it presented. Nobody seems to be beating down our door to say let's put industrial out there, so he thinks the chance to do that again, perhaps Commission Condit may be up here serving, and you're young (referring to Commissioner Molina); in other roles.

Commissioner Condit interjected. That's something he'd like to say; why he's so passionate about this General Plan. He plans on raising a family in Ceres. He takes this very seriously because he wants to stay here and he wants this

community to be a good, healthy, safe community for him and his family. He does take this seriously because he'll be 40 in 2035. Hopefully he'll still be living in Ceres.

Commissioner Smith remarked that she'll go ahead and state her preference for Alternative 2. She likes the fiscal impact, the jobs having balance, the increase to the General Fund revenue, obviously the industrial's designation down in the Service Interchange area. She would like to consider making an adjustment to recognize the request by Mr. Bostwick for Try Us Transportation as well as Gabriela, and she can't remember her last name. Her request in regard to the Redwood property, north of Redwood, east of Moffett; having that designated as "regional-commercial." And then for Try Us, she believes it was "light-industrial." So those are going to be her preferences tonight.

Commissioner Condit expressed that he is also in favor of Alternative 2; however he doesn't feel that any of these alternatives really relayed preserving our heritage with agriculture, which is one of our guiding principles. And, he doesn't feel that we've taken enough public input into these alternatives. And he doesn't see what would be so wrong with taking some more time to maybe craft Alternative 2 to Alternative 2.1 sort of; to try to add in some more of the public comment, and with what Commissioner Smith added; her changes. I think we would have a plan where we could actually say we want to go with that, instead of just saying we'll go with Alternative 2 and we'll tweak it down the road.

Chairperson Del Nero asked Mr. Westbrook, wouldn't it be true, that some of these as it's set, let's say it's set in Alternative 2, and that's why at times, it comes back to the Planning Commission, to re-evaluate some of the uses, right? Although it may be set during the time and this, just for the audience, this goes to the City Council in a couple of weeks; we don't make the final decision tonight. But let's say the final decision is about the same as ours, if they wanted to tweak it to some other areas, different land use; that can be done.

Mr. Westbrook explained that the recommendation of the Planning Commission tonight would be presented and considered by the City Council on March 27th. He thinks what Chairman Del Nero is talking about, is any time a General Plan is adopted or a zoning code is adopted, a zoning map is adopted, sometimes there are future changes to that. So even though there may be some adoption of a plan at one point in time, it doesn't mean that it couldn't change in the future. The other important thing to note is, the mechanics of this is the land use element and the preferred land use alternative. Some of the upcoming steps that we will be addressing and creating are the goals, the policies and the implementation measures of this land use plan, but then also many of the other things that have been discussed here tonight: agricultural heritage, preservation of jobs and making sure that we have those. So, those will be some of the upcoming steps in addition to the preferred land use alternative, which you're discussing now.

Ms. Martin asked Mr. Westbrook if he minds that she make a quick comment as well, to clarify. She thinks Chairperson Del Nero's question also had to do with how set in stone is this after this meeting. She would say it is still absolutely able to be modified. There are ample opportunities to continue tweaking land uses on this map, even before adoption. As an example, she's currently in adoptions for a General Plan for a different city, and we have been making changes to the land use map up through the adoption hearings. This is not your only opportunity, nor the public's only opportunity to provide input on designation of certain parcels. What we're really looking for from the Planning Commission and the City Council as well, is provide direction to us on the general approach that we should take to the land use diagram. You saw in these three diagrams, they provided three basic concepts that differed from each other in a few key ways. The first one being, basically keep what you've got right now, the second being, focus your industrial development in the south, closer to where it is and closer to where the freeway interchange will be. And the third basic concept is, put the industrial development along Faith Home. While we certainly are happy to receive specific land use changes, such as those that the commentators brought up and the Planning Commission made, and that you may also identify this evening. She does want to emphasize that even if you were to recommend a land use diagram this evening, and even if the City Council were to do the same in a few weeks, there are still opportunities to fine tune that as we go. She guarantees that as we continue to work on policies, as we prepare the environmental document, and certain changes arise as part of the environmental review process, more changes to the land use diagrams will be made.

Commissioner Smith asked Ms. Martin is she could comment on the pros and cons of any delay, as Commissioner Condit has discussed. If we were to allow more opportunity for input from the community, would that have a negative or a positive impact on the outcome?

Ms. Martin replied it has an impact on the overall schedule of completing the General Plan, and to the extent that any additional meetings you held or additional outreach that you wanted to do, would involve the consultant team, it might have an impact on the budget.

Commissioner Smith inquired, if we did that; let's say that we agreed, and asked that this item be extended for additional input, would it still go to Council with that as the recommendation?

Mr. Westbrook replied that he guesses that's yet to be determined. From a staff perspective and a consultant perspective, he thinks it would be important to know why we need to not advance it right away. We would need to know what we would specifically be trying to get, that we didn't hear already?

Commissioner Smith noted that she was just trying to figure out what would

happen.

Commissioner Condit remarked this is a big project; this is a million dollar project. He doesn't see anything wrong with taking maybe another month for some more community input, and making sure we're really choosing the map that we want in Ceres because this is going to be here for 20 years. Sure, we'll be able to make incremental changes, but we need to be sure. We made a change last year to the General Plan. So, we're going to make changes, but we need to make sure we're going in the right direction. He doesn't see anything wrong with maybe waiting another month.

Commissioner Smith asked Mr. Condit if there was something specific that he's looking for or is this just general overall community input that he's looking for.

Commissioner Condit stated, just overall; he thinks maybe we need to have another community workshop where people specifically say I want this parcel changed to this zone. And maybe instead of "residential," we think it should be "commercial."

Commissioner Smith commented that she thinks there's going to be opportunities for that as we go forward.

Ms. Martin confirmed that's correct.

Commissioner Condit asked, so we're just voting on, do we like the concept? Do we like it in the south and the east, or nothing at all, no basic change?

Ms. Martin noted that the Planning Commission may, as she explained, recommend something that represents some kind of a hybrid between the two, or as Commissioner Smith has put forward, she likes Option X with the following modifications, is also perfectly acceptable.

Commissioner Condit asked, what about something that includes the community input?

Commissioner Smith stated that she thinks that can be crafted in the motion where if the motion was being made and it was her making it, she would say, she would move to approve Option 2 with the alternatives as recommended by Try Us Transportation and Gabriela, and whose last name she can't remember, and an inclusion of continued encouragement of staff and community participation both in future public meetings and Council meetings when they consider this item at their next meeting.

Commissioner Condit remarked that he'd like to include some of the written comments. He knows they have a lot of pages of notes. He knows they're not specific, but a strong tie to agriculture, he does not see in this alternative. We

still go to Faith Home; we still have very low residential on the eastern side of Faith Home. We go down past Redwood Road, with low residential. He thinks we need to look at some of those areas that could potentially be kept agriculture.

Commissioner Smith stated that it sounds to her that Commissioner Condit has specifics.

Commissioner Condit noted that those are just his ideas, and the community didn't have specifics, they just had general ideas because it was a general workshop. So, we went in and said we want you to pick apart this map basically. Is that what we're going to do in the next workshop; are they going to pinpoint what areas of Alternative 2 they like and don't like?

Ms. Martin explained that they haven't really determined what the structure of the next workshop is going to be. Generally speaking, the reason that we take the approach that we do, of coming up with conceptual alternatives and then analyzing them to understand their impacts on these various systems. It's not just the map that informs our decision making, but it's also the implications of those land use choices. And we find it's important for people to understand what those implications are when they make a choice. The only thing she would caution the Planning Commission about, of asking us to pursue another set of workshops in which people were to suggest specific land use changes, is that we would not be able to provide the Planning Commission with necessarily, is that same understanding of what the impacts are of say, removing certain designations and then knowing what that impact would have on say, the City's General Fund. But, it's up to the Planning Commission as to how to proceed. She would say, a couple things: as Commissioner Smith mentioned and a few others, the materials that the Commission received and the Council received do include much more detailed documentation of the comments that we received at the public workshop that she shared on the slide. Every single comment that we got at those workshops is recorded and in the appendices. They're all there. She would also say that many of the suggestions that we heard at the workshops and this evening as well, lend themselves more to be dealt with at a policy level rather than at a map level. Not all of the comments really have to do with what land use designations something has, but maybe other characteristics of those land use designations. For instance, how we provide appropriate buffers between different uses or how we encourage business retention. These are not things that colors on a map necessarily get at. So, she's just saying there are opportunities for us to address many of those concerns regardless of which map is chosen. And, we will get to those in a public forum a little bit later in the process when we start focusing more on policies in addition to just land uses per se.

Commissioner Condit asked, just for clarification, the map that we choose tonight can be changed throughout this process.

Ms. Martin clarified that is correct; we can continue to make some adjustments to the map as necessary.

Commissioner Molina expressed his concern with, we continue to have community workshops every time we have an item like this come to the Planning Commission; something else comes up and we require another community workshop because people are going to be changing their minds all the time. And the one thing they like today, would change at the next workshop; then a different set of people are going to say, no I don't like that. And now, it's a revolving thing.

Commissioner Molina also had two questions:

The two people who said that there was a promise that they were going to have a say, and he doesn't know if they were told bring your own suggestions or he would have preferred if they came to the podium with something like this map, saying I would like to see this, this and this on a more specific tone for the Planning Commission to determine, okay, this is a physical change that we can apply. He asked Ms. Martin if she could elaborate on how that came about, as far as the Planning Commission being able to take that into consideration.

Ms. Martin explained that she thinks there may have been a slight misunderstanding at the workshop. The intention was to communicate that by the time that this got to the Planning Commission, a decision would not have been made. The Planning Commission was going to be able to consider all three as well as the comments that the public made at the workshops, and the Planning Commission's decision like theirs would not be limited to just the three maps that we've shown. But rather the Planning Commission would have the opportunity to consider modifications to any of these. We were not ever intending on developing another alternative to present to the Planning Commission in addition to the ones we had already shared.

Commissioner Molina asked Ms. Martin, so when you say there was a bit of miscommunication, as far as maybe when that stated promise was made, it could've come along with a date of; submit your ideas by this date. Did that happen or is that the miscommunication part?

Ms. Martin explained, at the workshop we did provide all attendants with the date that this meeting was occurring. People were of course, encouraged to share their comments and ideas at the time, but she thinks it was made clear that the Planning Commission would be considering this matter on this date and she thinks with the exception of the one error that Mr. Westbrook mentioned, all of the comments that we have received between the time of the workshop and now were included for the Planning Commission's consideration.

Ms. Martin would also mention some of the groups at the workshop, and she apologizes for calling them small. Some of the groups at the workshop did also provide markups on maps of changes they would like to see, and she believes

that those are also included in the appendices to the workshop report. So, to the extent that people did markup the maps, the Planning Commission has those as well.

Commissioner Molina stated that he does want to praise the work that the consultants have done. It does show your professionalism, by putting this together. So, good job on that. So, his final point or question would be, we do have those comments in our staff report; they're also available online for everyone to see. But, from the consultant's standpoint, would you say that all of those comments were taken into consideration by the time these three alternatives were put together. We have them, but then again, we're voting on what's being presented based on this information. He guesses his question is, when he looks at Option 2, is he also looking at their concerns that he has here in writing, or the comments that they made, when you're looking at the map, choosing the designations and stuff. He doesn't think they were just filed away. We had a great meeting; 100 people showed up; nice, let's just put them on a shelf. He assumes that someone goes through them and sorts them. And you know, you're right. There would be people who would say, I want to see more lights on the streets. That doesn't really have anything to do with land use. You know what I mean. We would have a lot of those comments, but he just wants to be sure that from her position in this, that all of them were taken into consideration; that we're voting on their opinion.

Ms. Martin responded that yes, we take seriously all the public comment that we get and that's why we provide the Planning Commission not just with the summaries, but with all of the actual comments themselves, so you have that information. In order to provide clarity in the technical reports, we did not make any changes to any of the three maps that were presented between the public workshop and now because we wanted to make sure that the maps that were being shown and that you were considering were consistent with what was analyzed by the team. So, rather than taking it upon ourselves to try to modify any of the maps to reflect what we heard, what we do is give you the complete set of information. And, here is what we analyzed, here are the results of the analysis, here is what we presented to the public, and this is what they said about it. With that information, we ask that the Planning Commission make a recommendation, but we've not yet taken the step to apply the public comment to those maps, because then those maps would not reflect what had been studied.

Commissioner Molina stated, in other words, today's meeting was the public's opportunity to bring up their concerns, like the people that came up and said they would like to suggest this change, for us to consider like we are now, right?

Ms. Martin confirmed, yes, exactly.

Commissioner Smith stated that she's not sure if we're ready for a motion, but she's prepared to make one. But before she does, she wants to again

complement staff and the staff of Dyett and Bhatia, and that's the first time she's said that right, on all of their work and energy and effort spent on preparing this report and these studies. She also wants to thank the citizens of Ceres; the turnout of people at the workshops and here tonight has been very impressive, has been very encouraging and makes her proud to be a Planning Commissioner as well as a resident of Ceres. And, if you're ready for a motion...

Commissioner Condit interjected, not ready yet. He wanted to touch on Commissioner Molina's comment about people going back and forth, but we've had common themes through this whole process. You know, some people got a survey that they filled out and the most popular thing on the survey was infill development. He believes it was 98% strongly agree with infill development. Now on page 193 of Agenda Item 2, it says the alternatives focused on potential new growth instead of infill development. So he thinks waiting a month, maybe two, crafting a new plan that focuses on infill and preservation of agriculture, which also got 96% strongly in favor of, on the survey. He doesn't see anything wrong with that.

Chairperson Del Nero asked Commissioner Kachel, with that in mind, would he like to comment.

Commissioner Kachel remarked he thinks that's an important point; however, if you look in here there is a map that shows, for lack of a better title, in-fill opportunities. And there aren't a whole lot to be honest, particularly in the City limits itself. They tend to be toward the fringe and the outer parts of the plan, which is to be expected in any plan; it's towards the outside. So he thinks in-fill is somewhat limited. He thinks and he doesn't want to put words in your mouth, and please correct him if he's wrong, and he thinks that Thompsons both had the same comments, basically. So, if he could paraphrase what they're saying; they would like an alternative, which reduces residential because we're not really adding residential to this plan in any significant way. There's a couple tweaks proposed in Alternative 3, but nothing major. That would in turn, he supposes, preserve additional farmland, which would go hand in glove with that end of the concerns. He doesn't know if that's the purpose of this overall community plan and General Plan Update, is to cut back; that's a valid point of view to take, and he understands that. But he doesn't know if that's really what the Planning Commission has been charged with doing here. He supposes if further public review says, gee, we don't want any growth, we want to cut back, we want the City to stay frozen in time. That can come out of the environmental review process, for example; under law, has to include what's called "a no project alternative." The next thing that happens with this plan when the Council takes action on it, is it will go through a major environmental review process, taking the better part of a year to do. And one of the things that State law requires is, we look at doing nothing; do absolutely nothing; don't adopt anything. That's called a "no project alternative." And the City Council has the opportunity to do that as well. So, he doesn't know if he's comfortable saying, no, let's cut back on the

plan, let's reduce the residential, let's reduce the commercial, let's reduce it all. He wouldn't be comfortable. And, as far as extension, he gets that, but what we would benefit by another month or two. He doesn't see a hot-ticket item here or major alternatives being presented to say, well let's do this because if we proceed now, we've cut ourselves off in the future. He's not very clear and he apologizes. He's trying to make a point and he's very pleased with the outpouring of information and participation the City of Ceres has put together in the workshops in the fall/winter and the second round that we had were outstanding. He attended both of them and he was there for the whole thing. And again tonight, we had a large crowd here because people care about where they live. You want to raise your family here; he did raise his family here and they're all still all here. He loves it here; he loves this place, and he wants absolutely the best for it. He thinks we're moving in that direction. He thinks the Commission has listened very carefully and closely to the overwhelming comments tonight that had to do with Alternative 3. That was put in there because it was an opportunity. We've taken a look at that and the community is not saying, do alternative 3 in any way. They're saying, just leave it alone. We're comfortable the way it is. If the future of Faith Home Road changes that opportunity down the road, he thinks it's valid to look at that again, maybe. But he doesn't see that we need to proceed now. He thinks we're looking at fine-tuning 1 and 2. One further point, and it's been brought up before. Ms. Martin brought it up in her presentation tonight and it was also brought up in her packet of information; there will be an opportunity in the text in the General Plan goals, policies and implementation measures, which are really the guts of the plan. The map is nice to look at; it's pretty and we can all understand it, but it's really the words in the plan that have the effect of how it works in the real world. To look at, for example, impacts on agriculture. How do we promote it, how do we discourage things that would impact agriculture? Uses, for example which are not compatible tend to be residential/agriculture conflict, tend to be the biggest problem. The text of the plan can certainly have a whole section on that. There have been cities that have adopted, and he's not proposing this, have adopted agricultural elements. He worked for the City of Roseville a long time ago. They had an agricultural element in their General Plan. Of course they had an immense agricultural portion actually in the city limits, which we don't. So, similarly with Mr. Dias' comments about taking advantage of new technologies and what the future will bring and having opportunities for that. He thinks there again, the text of the General Plan can talk about what we can do to encourage, whether it be driverless vehicles or creating opportunities to bring people, as he pointed out to him in a brief discussion, we should get young people to come here; to move here, to move to the valley. What would it take to get somebody like Google to move here? Say, what can we do to get you to move jobs here, which brings young people with new energy and new ideas. These are all opportunities that the text can point out as far as how we market our City and how the City grows in the future. We have a City Manager here who has gone through this process with the City of Turlock and those of you who came to the workshops, he talked about that a little bit; projects he was able to work on in

Turlock and elsewhere in his career are very much analogous to what we're doing here tonight. We have experience that we're just blessed to have here. We have a terrific staff and he thinks it's been shown in the process we've used. This staff report; he doesn't know who actually wrote it, but it's wonderful. If you have a chance to read it, it's online. Go through this and hopefully get a big picture. He tends to be a big picture person, and details are not his strong suit. Commissioner Smith is really good at that, and we try to work as a team as best we can. And, we're listening and he's sure the City Council will do the same thing. That's his little speech.

Commissioner Smith remarked it was good.

Commissioner Smith asked if it was time.

Chairperson Del Nero confirmed it was time and asked if she would like to entertain a motion.

ACTION: It was moved by Commissioner Smith; seconded by Commissioner Kachel to recommend Alternative 2 with two changes; regarding Try Us Transportation and redesignating from "low-density" to "light industrial," 7.6 acres total, and Gabriela Soltero Redwood property, north of Redwood, east of Moffett, redesignating that area as "regional commercial." Motion passed by the following vote:

AYES: Commissioners Kachel, Molina, Smith, Chairperson Del Nero

NOES: Commissioner Condit

ABSENT: None

Commissioner Kachel asked, do we know when this will go to Council?

Mr. Wells noted it is scheduled to go to City Council on March 27th and it will be a Public Hearing as well.

Chairperson Del Nero thanked everyone again, at least from the Commission's perspective; it's been awesome. There was a lot of input. He knows he's changed his mind tonight. It's because of the testimony we heard or everybody giving their views.

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Director of Community Development, Tom Westbrook announced:

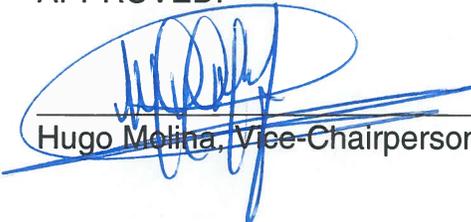
- He sent the Commission an email this morning regarding Blaker Brewing, who was considered at the last Planning Commission meeting. They will be doing a Ground Breaking Ceremony at 3 p.m. on Friday, March 10th at their new home at 1063 Montclair Drive. You're all invited to attend.
- As you know the Stanislaus County Planning Directors has a workshop coming up on March 18th. We need to get an idea of who wants to attend, so Ms. Montgomery will be following up with you tomorrow.

City Attorney Nubia Goldstein stated on that note, she wanted to provide the Commission with an update. Churchwell White will be presenting several different topics at that workshop scheduled for March 18th. She will be there presenting on all the topics and would love to see everyone there.

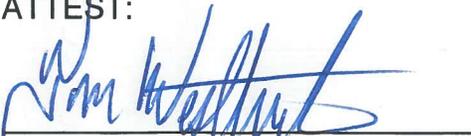
ADJOURNMENT:

The Commission adjourned at 8:55 p.m. to the next regularly scheduled meeting of Monday, March 20, 2017.

APPROVED:


Hugo Molina, Vice-Chairperson

ATTEST:


Tom Westbrook, Secretary